

Pastor Russ Tevis, Central Christian Church, gave the invocation. Mayor David Futcher led the flag salute. The Regular Meeting of the Kelso City Council was called to order by Mayor Futcher. Councilmembers in attendance were: Futcher, Karnofski, Slater, Myers, McDaniel, Roberson, and Malella.

Minutes: Upon motion by Councilmember McDaniel, seconded by Councilmember Myers, 'Approve the minutes of the 5/20/08 Regular Meeting,' motion carried, all voting yes.

APPOINTMENT:

With Council's consensus, Mayor Futcher appointed Richard King to the Library Board.

KDRA REPORT:

Mike Julian, President of KDRA, said the main focus of the forty-member group is to have some annual events downtown.

CITIZEN'S BUSINESS:

The following people spoke from the audience:

Larry Alexander, 1517 N. 3rd #A, Kelso, spoke about the volunteer downtown clean-up and thanked the citizens, staff, and Councilmembers who helped make it a successful event.

Nancy Nazareth, 602 Academy, spoke about the success of the Kelso clean-up and how the citizens came together. Also, she will be getting a list of people who are interested in an art center.

Anthony J. Currear, 803 S. 6th Avenue, spoke from the audience about no trespassing signs, dispatching issues, and taggers.

Rick Von Rock, 400 N. 7th Avenue, spoke about the success of the downtown cleanup and listed some other areas in the city that should be cleaned up to avoid safety issues.

Rodd Marks, 1007 N. 10th, asked for an update of the skate park. Community Development Director Mike Kerins gave Councilmembers a handout showing the status of funds, and said request for proposals will be going out soon.

James O. Hodges, 610 N. 1st Avenue, spoke about the possibility of turning the Crawford property on North First Avenue into a park. A handout including a map and photographs was given to Councilmembers.

Rick Winsman, Representing the Kelso-Longview Chamber, spoke about the interlocal agreement between the City of Kelso, the City of Longview, and Destinations Development, Inc., that is on the Council Agenda tonight. Mr. Winsman suggested the Council might not want to enter into an agreement with Destinations Development at this time because this can only be successful if property owners, business owners, and residents are willing to get involved. The Chamber is in process of functioning as the facilitator for the City of Longview and would like to make the same offer to the City of Kelso. Approximately twenty-three stakeholder groups have been identified that should be represented in the process to move things forward in a positive way. Council discussion followed and it was the consensus of the Council to remove the interlocal agreement from the agenda.

PRESENTATION:

Rosemary Siipola, Transportation Planner Manager with the Cowlitz-Wahkiakum Council of Governments, gave a power point presentation of the SR4/SR411 Congestion Mitigation Plan, also known as the West Main Realignment. Council discussion followed. A West Main Realignment open house will be held in the Council Chambers on Thursday, June 5, at 5:30 p.m.

MOTION ITEMS:

Ordinance (1st Reading) – Public Solicitation and Panhandling: The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember Roberson, seconded by Councilmember Maella, ‘Pass on 1st Reading, ‘AN ORDINANCE OF THE CITY OF KELSO REGARDING PUBLIC SAFETY AND MORALS, CREATING A NEW SECTION IN THE KELSO MUNICIPAL CODE ENTITLED “PUBLIC SOLICITATION”, TO BE CODIFIED AS KMC 9.60, AS MORE PARTICULARLY DESCRIBED HEREIN.’ Council discussion followed.

Angela Fowler, 605 N. 5th Avenue, spoke from the audience about street musicians, who often add to the character of a city, being prohibited in Longview.

Larry Wagle, spoke about panhandling being an expression of free speech and representing a conflict between the rich and the poor.

Council discussion followed.

Nancy Nazareth, 602 Academy, spoke from the audience about panhandlers approaching someone near an ATM.

Mike Julian, Owner of Kelso Theatre Pub & Backstreet Café, said with the work being done to beautify Kelso and create tourism, there is a need to have some regulations to control panhandling.

Rick Von Rock, 400 N. 7th Avenue, said if the Council passes an ordinance, it needs to be enforced.

Rod Wright, 97 Banyon Drive, asked about an individual's rights if a panhandler becomes aggressive.

Discussion followed.

Upon motion by Councilmember Slater, seconded by Councilmember Karnofski, 'Terminate the discussion of the panhandling ordinance,' motion carried, all voting yes.

A roll call vote was taken for the first reading of the proposed panhandling ordinance. Councilmembers Karnofski, Myers, Slater, McDaniel, Roberson, and Malella voted no. Mayor Futcher voted yes. Motion failed (6 to 1).

Ordinance (1st Reading) – Annexation of Tichael Properties and Adopting Pre-annexation Zoning Controls: The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Pass on 1st Reading, 'AN ORDINANCE OF THE CITY OF KELSO PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY KNOWN AS THE TICHAEL PROPERTIES ANNEXATION AREA, AND ADOPTING PRE-ANNEXATION ZONING CONTROLS FOR SUCH PROPERTY,' motion carried, all voting yes.

Mayor Futcher said all nine ordinances that are on the agenda for second reading have to do with implementing the Kelso Engineering Design Manual. At the last Council Meeting the ordinances were passed under one motion and he suggested doing the same on second reading. **Upon motion by Councilmember McDaniel, seconded by Councilmember Myers, 'pass on second reading the nine ordinances (items 2 through 10 on the agenda) pertaining to the Kelso Engineering Design Manual.**

The Deputy City Clerk read the following nine ordinances by title only:

Ordinance No. 08-3672 – Adopting a Kelso Engineering Design Manual: 'AN ORDINANCE OF THE CITY OF KELSO ADOPTING A KELSO ENGINEERING DESIGN MANUAL FOR UNIFORM DEVELOPMENT STANDARDS.'

Ordinance No. 08-3673 – Relating to Development Agreements: 'AN ORDINANCE OF THE CITY OF KELSO, WASHINGTON, RELATING TO DEVELOPMENT AGREEMENTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.'

Ordinance No. 08-3674 – Commercial Development Review Process and Adopting Engineering Design Review Fees: 'AN ORDINANCE OF THE CITY OF KELSO

RELATING TO THE COMMERCIAL DEVELOPMENT REVIEW PROCESS AND PROCEDURE, ADOPTING ENGINEERING DESIGN REVIEW FEES.'

Ordinance No. 08-3675 – Amending Ordinance No. 3434 Regarding Truck Routes and Arterial Highways: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NO. 3434, CODIFIED AS KMC 10.08.010, REGARDING TRUCK ROUTES IN THE CITY; AND AMENDING KMC 10.16, REGARDING ARTERIAL HIGHWAYS, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Ordinance No. 08-3676 – Regarding Datum Plane-Secondary Bench Marks, Private Roadways, Public Improvements, Construction in the Public Right-of-Way, and Parks: 'AN ORDINANCE OF THE CITY OF KELSO DELETING KMC SECTION 12.04.040 REGARDING DATUM PLANE - SECONDARY BENCH MARKS; AMENDING ORDINANCE NO. 3481, CODIFIED AS KMC 12.08.010, REGARDING PRIVATE ROADWAYS; AMENDING ORDINANCE NO. 3481, CODIFIED AS KMC 12.09, REGARDING PRIVATE ROADWAYS; AMENDING ORDINANCE NO. 3154, CODIFIED AS KMC 12.10, REGARDING PUBLIC IMPROVEMENTS; AMENDING ORDINANCE NO. 3162, CODIFIED AS KMC 12.14 REGARDING CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY; AND AMENDING KMC 12.20 REGARDING PARKS, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Ordinance No. 08-3677 – Regarding the City's Water System: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NO. 3055, CODIFIED AS KMC 13.04, REGARDING THE CITY'S WATER SYSTEM, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Ordinance No. 08-3678 – Regarding the City's Sewer System and Technical Guidelines for Stormwater Utility: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NO. 3057, CODIFIED AS KMC 13.08, REGARDING THE CITY'S SEWER SYSTEM; AND AMENDING ORDINANCE NO. 3241, CODIFIED AS KMC 13.10.120 REGARDING TECHNICAL GUIDELINES FOR STORMWATER UTILITY, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Ordinance No. 08-3679 – Regarding Subdivisions: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NO. 2857, CODIFIED AS KMC CHAPTERS 16.08, 16.12, 16.16, 16.20, AND 16.24, REGARDING SUBDIVISIONS.'

Ordinance No. 08-3680 – Regarding Planning and Zoning for Single and Multi-Family Residential Zones, Commercial Zones, Supplemental Use Regulations, Industrial Zones, and Parking and Access Requirements: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NOS. 3058 AND 3075, CODIFIED AS KMC CHAPTERS 17.20, 17.28, REGARDING PLANNING AND ZONING FOR SINGLE AND MULTI-FAMILY RESIDENTIAL ZONES; AMENDING ORDINANCE

No. 3533, CODIFIED AS KMC CHAPTERS 17.40, 17.44, 17.48, 17.50, AND 17.100, REGARDING COMMERCIAL ZONES, SUPPLEMENTAL USE REGULATIONS, INDUSTRIAL ZONES AND PARKING AND ACCESS REQUIREMENTS, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Council discussion followed.

Motion carried, all voting yes.

Mayor Futcher called a five-minute recess at 9:19 p.m. At 9:24 p.m. Mayor Futcher called the meeting back to order.

MOTION ITEMS:

Interlocal Agreement Between the Cities of Kelso and Longview, and Destinations Development, Inc.: *Stricken from the agenda.*

Master Bridge Work Agreement with WSDOT: Upon motion by Councilmember McDaniel, seconded by Councilmember Myers, 'Approve the Master Bridge Work Agreement with Washington State Department of Transportation.' Public Works Director David Sypher said the City is getting a grant for approximately \$600,000. Discussion followed. Motion carried, all voting yes.

Resolution No. 08-973 – Declaring Items as Surplus (1978 Ford F600 Hot Asphalt Truck, 2001 Chevrolet Lumina, 1978 Ford Cab & Chassis, 1989 Crafcro Asphalt Sealer, and 1979 Chevrolet Van): The Deputy City Clerk read the proposed resolution by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Pass Resolution No. 08-973, 'A RESOLUTION OF THE CITY OF KELSO, WASHINGTON, DECLARING CERTAIN PERSONAL PROPERTY OF THE CITY OF KELSO TO BE SURPLUS AND DIRECTING THE DISPOSITION THEREOF,' motion carried, all voting yes.

Ordinance (1st Reading) – Authorizing a Two-Year Fiscal Biennium Budget: The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Roberson, 'Pass on 1st Reading, 'AN ORDINANCE OF THE CITY OF KELSO ADDING A NEW SECTION TO THE KELSO MUNICIPAL CODE ENTITLED "FISCAL BIENNIUM BUDGET", TO BE CODIFIED AS KMC 3.02, AS MORE PARTICULARLY DESCRIBED HEREIN.' Discussion followed. Finance Director/City Clerk Brian Butterfield spoke about some of the pros and cons of biennial budgets. Further discussion followed. Councilmembers Roberson, McDaniel, Slater, Myers, Karnofski, and Futcher voted yes. Councilmember Malella voted no. Motion passed 6 to 1.

Offer for 109 Allen: Realtor Butch Henry spoke about two offers that have been received for the 109 Allen Street property. A local developer, who would like to put in some office buildings, has made an offer of \$200,000. The second offer is from a banking institution wanting to expand in this area. Mr. Henry gave further details of this \$349,000 offer and recommended Councilmembers accept this offer. Discussion followed. City Attorney Paul Brachvogel said an ordinance would need to be passed. The banking institution needs to have a response by June 15th. In order to work with the bank's deadlines, the first reading of the ordinance could be read at the June 12th Special Council Meeting. Upon motion by Councilmember Myers, seconded by Councilmember Karnofski, '**Authorize the City Manager to draft an ordinance to consider the sale of the building at 109 Allen,**' motion carried, all voting yes.

Lease for use of Office Space at the Kelso Train Depot: Realtor Butch Henry gave the details of a business wanting to lease the lower section of the depot. They have asked for a draft lease proposal. Upon motion by Mayor Fatcher, seconded by Councilmember McDaniel, '**Authorize the City Attorney to draft an ordinance to lease the office space at the Kelso Train Depot,**' motion carried, all voting yes.

Mason's Building: Realtor Butch Henry spoke about the Mason's interest in finding another property that would suit their needs. Mayor Fatcher suggested continuing this discussion in executive session.

MANAGER'S REPORT:

Paul Brachvogel: 1) Our charter says the newly appointed Councilmembers need to run in the next general election; however, the County does not agree and says they only need to run every odd year. We will be contacting the County tomorrow to request an election be held. 2) Watkins Tractor has verbally offered a \$10,000 down payment with an option to purchase the property next to their business within a five-year period at \$60,000 with inflationary component tied to the CPI. Further details of the potential sale were discussed. Upon motion by Councilmember McDaniel, seconded by Councilmember Slater, '**Do not accept the verbal offer from Watkins Tractor to purchase the property,**' motion carried, all voting yes. 3) A real estate acquisition needs to be discussed in Executive Session. 4) The changes to the website are being put off at this time because Roger Brooks of Destinations Development is going to make some recommendations. 5) At the suggestion of Councilmember Malella, a map of the City has been put up in the Council Chambers. 6) El Tucan applied for a liquor license several weeks ago. The Police Department's investigation took longer than the twenty-day deadline, so we thought our right to comment had been waived. Factual findings had been sent to the Liquor Control Board; however, they have not made a determination on this. El Tucan wants to have a club for teenagers above the nightclub. We are asking the Council to oppose the liquor license. **Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Oppose a liquor license for El Tucan,' motion carried, all voting yes.**

STAFF REPORTS:

David Sypher: 1) David expressed his appreciation to the Council and the community for their input for the Engineering Design Manual. 2) Crews are working hard and summer help is being hired. 3) Continue to check the website to see the schedule of work to be done. 4) At the request of Councilmember Myers, an update of the work being done on Ash Street between 3rd & 4th Avenue was given. 5) Councilmember Roberson asked if the jail crew could be used to clean up areas around the city. David said the City has been using the jail crew and will continue to do so. Councilmember Slater spoke about other problem areas on Academy concerning grass on the sidewalks and a stairway that needs repaired on Allen Street.

Michael Kerins: Information handed to Councilmembers shows the breakdown of money that has been committed for the skate park. Mike recommends setting up a meeting with all the parties involved to make sure they are standing behind their commitments. Further discussion followed.

Geraldine de Rooy: The library has been busy getting ready for summer reading programs.

Wayne Nelson: 1) Wayne thanked the Police Department, and especially Officer Dave Voelker, for his efforts within the Kelso School District to raise awareness and food for the Community House on Broadway. Officer Voelker's "Crop a Cop" campaign was a huge success. Students from four grade schools brought in a total of approximately 18,000 food items. Chief Nelson presented a power point slide show of students shaving the officers' heads bald in front of the entire student body. 2) Mayor Futcher commended the way the detectives handled the issue at the credit union with the bank robber who used pepper spray and getting the person to confess.

Brian Butterfield: I will be attending a Government Finance Officers' Association Conference so I will not be at the two Council meetings next week.

Carol Bradbury: The Finance Department is making preliminary plans for the Tree Lighting so we may need to make some other arrangements if the lower portion of the depot is leased.

COUNCIL REPORTS:

John Karnofski: No report

Alan Slater: No report

Dan Myers: No report

Rick Roberson: No report

Gerald Malella: No report

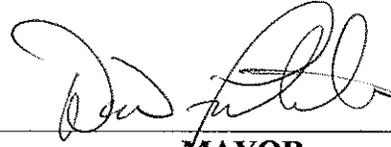
Todd McDaniel: 1) Tomorrow night, June 4th, is the last night for the "High School Musical" at Kelso High at 7:00 p.m. 2) My son, Jim McDaniel, will be the new ASB President for the 2008-2009 school year.

David Futcher: No report

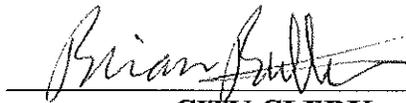
EXECUTIVE SESSION:

The Council convened into Executive Session at 10:20 p.m. to discuss property acquisitions. Council action may be taken. The Council reconvened into Regular Session at 10:50 p.m. No action was taken.

There being no further business, Mayor Futcher adjourned the meeting at 10:50 p.m.



MAYOR



CITY CLERK